

Community Economic Profile for **FAIRFIELD-SUISUN CITY**

SOLANO COUNTY, CALIFORNIA
prepared by the
FAIRFIELD-SUISUN CHAMBER OF COMMERCE

SEPTEMBER 1989



1. LOCATION:

Fairfield, incorporated 1903 and Suisun City, incorporated 1868, are located 42 miles southwest of Sacramento, 44 miles northeast of San Francisco and 402 miles north of Los Angeles.

2. ECONOMIC GROWTH AND TRENDS:

	1950	1970	1980	1988	1989
Population in the County	104,833	171,815	235,203	303,500	321,100
Total Taxable Retail Sales - County	79 mil	248 mil	929 mil	1,735 mil	1,937 mil
Population in the City of Fairfield	3,118	44,146	58,100	73,000	76,100
Population in Suisun City	945	2,970	11,087	17,600	19,450
Total Taxable Retail Sales - Fairfield		51 mil	258 mil	545 mil*	622 mil*
Total Taxable Retail Sales - Suisun City				31 mil*	32 mil*
Single Family Dwellings - Fairfield		11,799	17,282	23,904	25,331
Single Family Dwellings - Suisun City		939	2,855	4,521	4,964
School Enrollment, GR K-12, Unified			13,392	17,610	18,664

Sources: U.S. Dept. of Commerce; Bureau of Census; California Dept. of Finance; California State Board of Equalization.

*Retail Sales for October 1987 - September 1988

3. CLIMATE:

	AVERAGE TEMPERATURE			RAIN	HUMIDITY		
	Min.	Mean	Max.	Inches	Min.	Mean	Max.
Jan	38	46	53	3.6	69	78	83
Apr	47	58	68	1.2	45	62	75
Jul	57	72	86	T	36	56	77
Oct	52	64	76	.9	42	61	75
Year	49	60	71	15.9	49	65	78

ELEVATION: 15 ft.
PREVAILING WINDS:
Direction: Westerly
Mean Hrlly Speed: 10:35 mph
SOURCE: Travis AFB Weather Bureau

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4. TRANSPORTATION:

Am Trak available to Sacramento and Oakland.

DART (Dial-A-Ride Transit) available only to Senior Citizens and Handicapped.

FAIRFIELD TRANSIT SYSTEM (Fixed Route).

SMART (Suisun Municipal Area Rapid Transit) (Fixed Route).

RAIL: Southern Pacific, Sacramento Northern, Sub. of Western Pacific.

TRUCK: Numerous common carriers with overnight delivery to: Sacramento, San Francisco, Reno, and most of California.

AIR: 10 miles to County airport; 1 hour to Sacramento, San Francisco and Oakland airports.

BUS: Greyhound, Vaca Valley Bus Lines, Solano Bus Company, and Continental Bus Company.

WATER: Suisun Slough (Barge traffic).

HIGHWAYS: Interstates 80 and 680; State Route 12.

5. INDUSTRIAL SITES: FAIRFIELD-SUISUN:

There are over 1,793 acres in the city limits zoned for commercial or industrial use. Parcels range in size from ½ to 100 plus acres. Included in this total are 16 industrial parks. The Fairfield-Suisun area is one of the few incorporated parts of Solano County that still has rail-serviced industrial land available. Land cost in the industrial parks are competitively priced. The terrain is flat, drainage is good. Subsoil is alluvial. Piling is sometimes required, depending upon use.

With the completion of Highway 12-Interstate 80 interchange, Fairfield-Suisun is unequalled in its location for industries wishing to do business in the Bay Area, Sacramento, and San Joaquin Valleys.

Site data compiled in cooperation with Solano Economic Development Corporation, 2750 North Texas Street, Suite 380, Fairfield, CA 94533, Telephone (707) 426-1855.

6. WATER SUPPLY:

Name of Supplier: City of Fairfield or City of Suisun

Maximum treatment capacity 32.5 million gal/day. Average consumption 13.5 mg/d (Fairfield)

Maximum treatment capacity 6.4 million gal/day. Average consumption 2.24 mg/day (Suisun City)

Cost of water varies with the quantity supplied and with size of meter. Water connection charges also vary with size of meter. (i.e. Water connection charges: Water meters ¾" cost \$1,837 in Fairfield, ¾" cost \$2,142 in Suisun City).

Cost \$0.3050 per day plus \$0.70 each 100 cubic feet of water used (Fairfield) for a single family dwelling.

Cost per 1300 cubic feet \$14.53 then \$.74 bimonthly per 100 cubic feet of water used (Suisun City).

For further information please call Water Division: Fairfield (707) 428-7502; Suisun City (707) 429-5912

7. SEWER SERVICE:

Name of Supplier: Fairfield-Suisun Sewer District

Capacity of Treatment Plant: 17.5 million gal/day

Type of Treatment Plant: Tertiary. High quality reclaimed water available for industrial reuse? Yes

Sewer service charge? Yes. On what basis is it rated? Industrial, flow and strength. Residential, flat rate \$12.64 per service unit per month.

Sewer Connection Charges: Apartments \$4534.00 for first occupied dwelling unit -- \$3400.00 per each additional occupied dwelling unit; \$4534.00 for single family dwelling; commercial based on acreage and use.

For further information call (707) 429-8930.

8. STORM DRAINS & FLOOD CONTROL:

Master plan of storm drains adopted? Yes. Charges assessed on following basis: Acreage Fee.

9. STREET IMPROVEMENTS:

Dedication requirements: As needed. Improvement requirements: Curb, gutter, paving as needed.

10. NATURAL GAS:

Name of Supplier: Pacific Gas and Electric Company

For rates applicable to the cities of Fairfield and Suisun, contact the Fairfield Office located at 725 Missouri Street, Fairfield, CA 94533. Telephone (707) 425-4681.

11. ELECTRIC POWER:

Name of Supplier: Pacific Gas and Electric Company

For rates applicable to the cities of Fairfield and Suisun, contact the Fairfield Office located at 725 Missouri Street, Fairfield, CA 94533. Telephone (707) 425-4681.

12. TELEPHONE:

Name of Supplier: Pacific Bell

For rates and types of services applicable to the cities of Fairfield and Suisun: Residential Service Call (707) 428-2310 Business Service Call (707) 811-4224.

13. GOVERNMENTAL FACILITIES - TAX AND INSURANCE RATES:

(a) Fairfield has the Council-Manager type of government. Real cash value 1988-1989: \$2,376,688,140.

County: \$10,330,971,234.

Suisun City has the Council-Manager type of government. Real cash value 1988-1989: \$475,548,121.

Ratio of assessed value to appraised value 100% of real cash value.

(b) Fairfield Industrial & Commercial property tax rates per \$100 real cash value. Code area: 3000. City rate: 1.0325; County: .0051; School: .0282; Other: .0258; Total: 1.0916.

Suisun City Industrial & Commercial property tax rate \$100 real cash value. Code area: 5005. City rate: 1.0146; County: .0051; School: .0282; Other: .0258; Total: 1.0737.

(c) Retail Sales Tax: State 4.75%; City/County 1%; Mass Transit District Funding .25%; Total 6%.

(d) Fairfield Department of Public Safety provides a full range of services including police patrol, fire suppression, investigation, prevention, and administration services. This is accomplished with 180 employees operating from the administration building within the City Hall complex and from four fire stations strategically located within the community. Supporting operations for fire service are 40 members of the volunteer firefighter organization and 20 police cadets volunteering assistance in areas of law enforcement.

(e) Suisun City Police Department: The Chief of Police, 1 Lieutenant, 4 Sergeants, 15 Police Officers, 1 Communication/Records Supervisor, 5 Communication Technicians, 2 Youth Service Officers, 1 Administrative Secretary, 1 Code Enforcement Specialist, 11 Reserve Police Officers, 2 Reserve Communication Technicians, 1 Volunteer Rangemaster, and 1 Volunteer Gunsmith. There are 10 fully equipped patrol cars.

Suisun Fire Department: 3 full-time, 1 part-time paid fireman, 45 volunteers, 1 rescue unit, 3 pumpers, 1 aerial ladder, 1-1857 model hand pumper, 1-1906 Watrous hand pumper, 5 multi-purpose vehicles, 1 fire station. I.S.O. Rating of 4

(f) Fire Insurance Classifications: Source of Rating Insurance Services Office

Fairfield City Rating 3 or 6

Suisun City Rating 4 or 9

Adjacent unincorporated area (Cordelia) 6 or 9

All other areas: dwellings 8, commercial 9

(g) Major projects authorized for improvement of city services or to adjacent unincorporated areas: Gateway Project; Airbase Parkway/I-80 Interchange, Rancho Solano, Water Treatment, Fairfield Streams Flood Control, Highway 12 expansion.

**14. THE VALLEJO-FAIRFIELD-SUISUN CITY-NAPA METROPOLITAN STATISTICAL AREA (MSA)
(3-87 BM) - MARCH 1989**

Area includes Solano and Napa Counties: Estimated area population: 419,400; Estimated Total Employment: 136,200

4,600 - Agriculture	4,600 - Trans/Public Utilities	4,600 - Finance/RE/Ins
600 - Mining	28,200 - Retail	29,300 - Services
9,700 - Construction	3,800 - Wholesale Trade	38,700 - Government
12,100 - Manufacturing		

SOURCE: Employment Development Department. NOTE: Does not include persons involved in labor disputes.

15. CHARACTERISTICS OF THE LABOR FORCE:

Extent of unionization: Wage rates, extent of unionization, fringe benefits, and related information for specific industries and job classifications may be obtained from the State Employment Development Department located at 3060 Travis Blvd, Fairfield 94533, (707) 428-2005 or at 800 Capital Mall, Sacramento, CA 95814.

The community referred to below includes the greater Fairfield area and Suisun City.

16. MANUFACTURING EMPLOYMENT: FAIRFIELD-SUISUN:

There are many manufacturing plants in the community area. Leading group classes of products are: beer, metal containers, plastic containers, prefabricated homes, fruits, roof tiles, wines, fluid-handling equipment, and woodworking.

The largest manufacturing firms in the community are:

NAME OF COMPANY	EMPLOYMENT	PRODUCT OR SERVICE
Anheuser-Busch	610	Beer
Ball Metal Container	not available	Metal Containers
Explosive Technology	350	Explosive Activated Components
Fairfield Publishing Co.	170 + 226 carriers	Newspaper
Owens-Illinois	183	Plastic Containers
Sunnyside Farms	150	Dairy Products
Solano Workshop Services	28 + 124 trainees	Safety Equipment
Airco Solar Products	200	Solar Products
Herman Goelitz, Inc.	120	Candy
American National Can	92	Metal Containers
Fairhill Foods	80 + 30 part time	Powdered Products
Clorox	74	Liquid Bleach
Solano Concrete	53	Ready-Mix Distribution
Continental Plastic Containers	63	Plastic Containers
Hofmann Co.	100	Prefab Homes, Doors, etc.
Ford Newholland	71	Dist. Tractor & Equip. Parts
Marcel Schurman Co.	125	Greeting Cards & Wrapping Paper
(Due to open October)		

17. NON-MANUFACTURING EMPLOYMENT: FAIRFIELD-SUISUN:

Travis Air Force Base	3500	National Security
NorthBay Medical Center	906	Hospital
Emporium-Capwell	325	Full Service Dept. Store
Macys	350	Full Service Dept. Store
Sears	260	Full Service Dept. Store
J. C. Penney	225	Full Service Dept. Store
Mervyn's	200	Full Service Dept. Store
Pacific Gas & Electric	160	Gas & Electric Distribution
Pacific Bell	160	Communications
Kaiser Medical Center	240	Medical Clinic
Breuners	190	Furniture Warehouse
K-Mart	142	Discount Department Store
Amos & Andrews Plumbing	103	Plumbing Contractors
Fairfield Medical Group	160	Medical Clinic
United Parcel	130	Parcel Delivery Service
Sheldon Oil Company	100	Distribution Petroleum Products
Interstate Security Serv. Inc.	75	Security
Four Star Maintenance	55	Maintenance
Sequoia Supply	55	Wholesale Building Supply
R. Dakin Co.	37 + 10 part time	Toy Distributor
Raleys (Fairfield & Suisun)	243	Groceries

Solano Mall, two-story enclosed mall, about 1,050,000 sq. ft. Phase 1 completed spring 1981. Phase 2 completed 1984. Approximately 2000 full-time employees and 20 mil annual payroll.

18. COMMUNITY FACILITIES:

HEALTH: Fairfield-Suisun has 1 general hospital with 108 bed capacity and 24-hour Emergency Room, Kaiser Medical Center, Fairfield Medical Group and 3 convalescent hospitals, 87 physician/surgeons, 59 dentists, 8 optometrists 21 chiropractors and 4 podiatrists.

EDUCATION: Fairfield-Suisun Unified School District has 17 elementary schools, 3 intermediate schools, 4 high schools, 1 adult school and 1 community college. There are 2 elementary schools under construction.

CULTURAL: Fairfield-Suisun has 52 churches, 1 library, 2 senior centers, 1 newspaper, 2 radio stations, 17 TV channels received direct, 1 TV cable system, 12 banks, 7 savings and loans, 17 parks, 10 playgrounds, 15 theaters, 4 swimming pools, 1 sports center, 8 lighted tennis courts, 5 lighted baseball fields, and 1 roller skating rink. Other recreational facilities include a public boat launching site in Suisun City.

19. HOUSING AVAILABILITY, PRICES AND RENTALS:

Rentals for one and two bedroom apartments and duplexes range from \$500 to \$900 per month. Rentals for two to four bedroom houses range from \$600 to \$1,000 per month.

Sale prices of existing homes during 1988 ranged from \$95,000 to \$200,000. Community offers a wide variety of suburban residential priced from \$165,000 to \$325,000.

There are 16 motels with 983 total rooms, and 7 mobile homes parks in the community area.

20. REMARKS:

Fairfield-Suisun Sewer District has the only treatment plant in North Central California capable of handling high strength biological loadings to tertiary effluent requirement including effluent disposal by irrigation.

For further information contact, Fairfield-Suisun Chamber of Commerce, 1111 Webster Street, Fairfield, CA 94533. Telephone (707) 425-4625

POPULATION CITY OF FAIRFIELD AND SOLANO COUNTY 1940 - 1989

Year	FAIRFIELD		SOLANO COUNTY	
	Total	Annual % change	Total	Annual % change
1940	1,312		49,118	
1950	3,118	9.0%	104,833	7.9%
1960	14,968	17.0%	134,597	2.5%
1970	44,146*	11.4%	171,989	2.5%
1980	58,099	2.1%	235,203	4.7%
1983	63,100	2.5%	257,800	3.1%
1985	65,400	1.5%	269,100	2.0%
1987	70,200	3.5%	291,270	4.2%
1988	73,000	3.8%	303,500	4.0%
1989	76,100	4.0%	321,000	5.5%

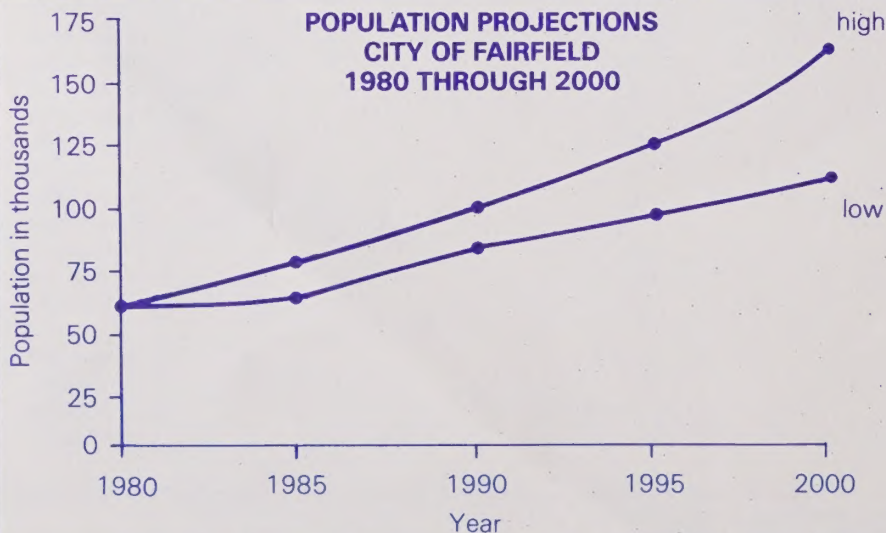
*Reflects annexation of Travis Air Force Base

Source: 1980 Federal Census. 1984 California Employment Development Department.

POPULATION CITY OF SUISUN CITY 1970 - 1989

Year	Population	Annual % Change
1970	2,917	
1975	3,275	2.3%
1978	8,600	38.0%
1980	11,087	13.5%
1984	13,500	6.0%
1985	13,800	2.2%
1986	15,300	9.8%
1987	16,450	7.0%
1988	17,600	6.5%
1989	19,434	9.4%

Sources: 1970 and 1980 Federal Census and population estimates - State of California.



POPULATION PROJECTIONS CITY OF SUISUN CITY 1980 through 2000

Year	Projected Population
1980	12,463
1985	15,700
1990	20,600
1995	23,900
2000	30,900

Source: Association of Bay Area Governments - Projections '87'